

44-195 48-3-35
 48-344 53-4-1
 48-350 53-4-22

WARRANTY DEED

(Maine Statutory Short Form)

TRANSFER
 TAX
 PAID

003249

KNOW ALL MEN BY THESE PRESENTS, that We, GERALD L. VIGUE and BETHANY E. VIGUE, for consideration paid, grant to DANIEL B. PELLETIER and CHERILYN A. PELLETIER, both of Augusta, Maine, whose mailing address is 3 Windsor Street, Augusta, Maine 04330, as Joint Tenants and not as Tenants in Common, with WARRANTY COVENANTS, the land in the City of Waterville, County of Kennebec, State of Maine, described as follows:

Premises sometimes known as 56-58 Silver Street, 17 and 15½ College Avenue and 94½ Front Place, all more particularly described on Schedule "A" attached hereto.

Meaning and intending to convey a portion of the premises conveyed to the Grantors herein by Deed of Waterville Realty Associates II dated October 20, 1988 and recorded in Kennebec Registry of Deeds, Book 3467, Page 2.

IN WITNESS WHEREOF, the said GERALD L. VIGUE and BETHANY E. VIGUE have hereunto set their hands and seals this 14th day of February, 1990.

Dale S. Macklin
 Witness

Gerald L. Vigue
 Gerald L. Vigue

Dale S. Macklin
 Witness

Bethany E. Vigue
 Bethany E. Vigue

STATE OF MAINE

Cumberland, ss.

February 14, 1990

Then personally appeared the above-names GERALD L. VIGUE and BETHANY E. VIGUE and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Dale S. Macklin
 Notary Public/Attorney at Law

Dale S. Macklin
 Printed Name

SCHEDULE "A"

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Three certain lots or parcels of land, situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:-

Parcel 1: Beginning at a stone monument in the southerly line of land formerly owned by Charles Pepper and now supposed to be owned by one George John, said line being the northerly line of land conveyed to Seraphin Lessard and Sarah Lessard by deed of George Chamberlain dated March 23, 1921 and recorded in Kennebec County Registry of Deeds, in Book 594, Page 266, which said monument and point of beginning is sixty-eight and five tenths (68.5) feet easterly, measured on said line from a monument in the easterly line of land owned by Ann M. Pulsifer previous to the year 1906 A.D.; thence running westerly sixty-eight and five tenths (68.5) feet to said monument in said easterly line of land owned by said Ann M. Pulsifer previous to 1906 A.D.; thence running southerly along the easterly line of said land owned by Ann M. Pulsifer previous to 1906 A.D. the distance of twenty-five and three tenths (25.3) feet to a point one rod northerly from the northerly line of land formerly of the late Joseph Willette, now supposed to be of one Dennis, measuring in a line at right angles to said northerly line of said Willette or Dennis land; thence easterly in and along a line parallel with the said northerly line of said Willette or Dennis land, and one rod distant therefrom, seventy-seven and six tenths (77.6) feet to a stone monument in said parallel line aforesaid; thence northerly in a straight line thirty-five and five tenths (35.5) feet to the point of beginning. The above described parcel of land is 68.5 feet long on its northerly side, 25.3 feet on its westerly side, 77.6 feet long on its southerly side and 35.3 feet on its easterly side.

ALSO a right of way to be used by the said grantees, their heirs and assigns, in common with others over a strip of land one rod wide lying between the southerly line of land hereby conveyed and land now or formerly of Seraphin Lessard and Sarah Lessard on the one side, and the northerly line of said Willette or Dennis land and that of one Roy on the other side, from the westerly line of Front Street to the easterly line of land owned by said Ann M. Pulsifer previous to 1906 A.D.

ALSO another certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at the northwesterly corner of land of Sara Lessard, it being also the northeasterly corner of land of Sarah Mathieu; thence in a southerly direction along the westerly line of land of Sara Lessard and the easterly line of Sarah Mathieu, thirty-five (35) feet to the southerly line of land of Sara Lessard and the northerly line of a passway; thence easterly along Sara Lessard's southerly line and the northerly line of passway twenty-five (25) feet; thence northerly at right angles in a line parallel with Sara Lessard's westerly line and Sarah Mathieu's easterly line about thirty-five (35) feet to Sara Lessard's northerly line; thence westerly along Sara Lessard's northerly line twenty-five (25) feet to point of beginning.

Meaning and intending to convey a strip of land twenty-five (25) feet in depth and the entire width of the lot from the westerly end of the lot or parcel of land conveyed to Seraphin Lessard and Sara Lessard by warranty deed of George Chamberlain dated March 23, 1921, and recorded in the Kennebec County Registry of Deeds in Book 594, page 266.

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Parcel 2: Westerly by College Avenue; northerly by the premises formerly of the Delta Kappa Epellon Fraternity; easterly by land now or formerly of William B. Wing and land formerly of R.I. Lewis; and southerly by the former homestead premises of the late Arthur J. Alden. Excepting and reserving from the conveyance of this parcel of land, however, what rights and title therein were conveyed by J.P. Caffrey et als to Samual McCausland et als by deed dated December 5, 1854 and recorded in the Kennebec Registry of Deeds, Book 196, Page 492. Said premises are the same described in warranty deed from Mary W. Caffrey to Ann M. Pulsifer dated February 26, 1874, and recorded in said Registry, Book 295, Page 525.

ALSO another lot or parcel of land, with the buildings thereon, situated in said Waterville, and being a strip of land one rod in width and extending from the easterly line of the above described parcel to Front Street. Said strip is bounded and described as follows, to wit:

Easterly by Front Street; southerly by land now or formerly of one Roy, and land formerly of Joseph Willette and now or formerly of Octave Denis; westerly by the first parcel of land hereby conveyed; and northerly by land conveyed by said Mora P. Thayer et als to George Chamberlain by deed dated January 15, 1921, and recorded in said Registry, Book 597, Page 5. The conveyance of this strip of land is made subject to the right of way over the same as described in said deed to George Chamberlain, and said right of way is excepted and reserved from this conveyance. This conveyance is subject to all the terms and conditions of an agreement made with one Peter Vigue with respect to the use of a sewer located on the above described strip of land as described in an instrument recorded in the Kennebec Registry of Deeds in Book 671, Page 74, to which reference may be had. Also excepting and reserving from this conveyance any other rights in or over said strip of land which may have been heretofore granted.

Except for the above referred to agreement with Peter Vigue recorded in Kennebec Registry of Deeds, Book 671, Page 74, the above described parcels are the same as described in a deed of Mora P. Thayer et als to Samuel Wein et al dated January 11, 1923 and recorded in said Registry, Book 609, Page 410.

Parcel 3: The property is located at 56 Silver Street in said Waterville and being the same premises conveyed to Loius L.P. Loubier et al by deed of Aurore Leblanc, dated September 10, 1965 and recorded in Kennebec Registry of Deeds, Book 1394, Page 183 to which reference is made for a more particular description.

Included in this conveyance are all rights of way as described in the aforesaid deed.

ALSO another certain lot or parcel of land situated in said Waterville and more particularly bounded and described as follows, to wit:

The property is located at 58 Silver Street, in said Waterville and being the same premises conveyed to Louis L.P. Loubier et al by deed of Luke Lacombe and Juliette Lacombe, dated March 13, 1959 and recorded in said Registry in Book 1145, Page 321, to which reference is made for a more particular description.

Included in this conveyance are all rights of way as described in the aforesaid deed.

Maening and intending to convey a portion of the premises conveyed to the Grantors herein by deed of Waterville Realty Associates II dated October 20, 1988 and recorded in Kennebec Registry of Deeds, Book 3467, Page 2.

RECEIVED KENNEBEC SS.

1990 FEB 20 AM 9:00

WITEST: *Harold Reed Mann*
REGISTER OF DEEDS